

**Minutes of Land Use, Parks and Environment Committee**  
**Tuesday, June 17, 2008**

Chair Ruf called the meeting to order at 8:32 a.m. and led the Committee in the Pledge of Allegiance.

**Committee Present:** Supervisors Fritz Ruf (Chair), Janel Brandtjen, James Jeskewitz, Walter Kolb, Robert Hutton (arrived at 8:59 a.m.), Ted Rolfs and Gilbert Yerke.

**Also Present:** Legislative Policy Advisor Mark Mader, Legislative Associate Karen Phillips, Financial Analyst Bill Duckworth, Parks and Land Use Director Dale Shaver, Land Resources Manager Perry Lindquist, Enterprise Operations Manager Andrew Thelke, Parks System Manager Duane Grimm, Citizen Steve Roamer, Financial Analyst Lyndsay Johnson, Register of Deeds Mike Hasslinger, Deputy Register of Deeds Chris Crouch, Tax Lister Mary Gormanson, Programs and Projects Analyst Rob Dunn, and Secretary Supervisor Nancy Kissinger.

**Approve Minutes of June 3, 2008**

Jeskewitz moved, second by Yerke, to approve the minutes of the June 3, 2008, meeting. Motion carried 6-0.

**Public Comment**

Roamer spoke during the presentation of Ordinance 163-O-011.

**Executive Committee Report**

Ruf summarized the items discussed at the Executive Committee meeting of June 16, 2008.

- Procedural appointments, organization of ADRC and Committees
- Discussion of request by Supervisor Peter Wolff to introduce an ordinance for a definite order of presentations for board meetings and move presentations to the end of the meeting.
- Reviewed CDBG items
- Discussion of audit for IT and status of mass transit audit is incomplete

**Future Meeting Dates**

- July 1, 2008

**Legislative Update**

Ruf stated he has been appointed to the Regional Transportation Authority Study Committee.

**Discuss and Consider Ordinance 163-O-011: Amend The Town Of Vernon District Zoning Map Of The Waukesha County Zoning Code For The Town Of Vernon By Conditionally Rezoning Certain Lands Located In Parts Of Sections 7 And 8, T5N, R19E, Town Of Vernon, From The A-5 Mini-Farm And P-I Public And Institutional Districts To The R-1 Residential District (CZ-1671)**

Mace provided the background of the property and pointed out its location on a topographical map. He explained this 28-acre property is located east of and directly abuts the Canadian National Railroad and the Vernon Marsh, with many steep slopes and outstanding viewsof surrounding areas. The present land use is residential with a single family residence. The proposed zoning/land use would allow for development of a 12-lot residential subdivision. The Town of Vernon Plan Commission recommended approval of the rezoning subject to certain conditions. The Vernon Town Board approved the requested rezoning, also subject to those conditions.

Hutton arrived at 8:59 a.m.

Roamer, the owner and former resident of the property, commented on the seasonal high groundwater

issue. He stated thus far, all the soil borings done have come out dry and were reviewed by professional soil scientists. Roamer added that the house at the top of the hill was removed and was very dry the house never had a sump pump. Discussion continued with regard to the issue of soil types with high groundwater conditions and the aforementioned required conditions.

In closing, Mace stated the subdivision plat would not be approved until all of the required, specified conditions are met. Mace added that the reason for this is to protect the future buyers of the proposed lots on this property.

Kolb moved, second by Jeskewitz, to approve Ordinance 163-O-011. Motion carried: 7-0.

**Discuss and Consider Ordinance 163-O-014: Reallocation Of Interest Income To The Golf Course Fund**

Shaver explained the Golf Course Fund is an Enterprise Fund, separate from the general fund, which means they charge themselves depreciation and operate them as a business, without tax levy. The Golf Course Fund had been accumulating fund balance for of a number of years, and around 1998 there was a \$2.3 million balance. He stated the reason for the accumulation was that the County's Park and Open Space Plan envisioned building another 18-hole golf course to the east of Minooka Park. With the significant increase in golf courses in the County, the planning for the additional 18-hole course was suspended, leaving a sizable balance in the Golf Course Fund. The fund balance was reduced by appropriating \$1.6 million to the Walter J. Tarmann Fund for the purchase of park and open space lands. After the plans for any future golf course acquisition ended, the interest was accrued in the General Fund.

Shaver explained that presently the Golf Course Fund balance is about \$913,000. Accumulating interest into the Fund would build it up for future maintenance needs, operations and capital improvements. This would also allow user fee rates to remain at a competitive level, as well as continue to avoid any direct taxpayer subsidy in golf course operations. The amount of interest income allocated would be about \$39,000 annually, based on an estimated average interest rate of 4.25%. The Treasurer's interest into the General Fund would be reduced by a like amount. Shaver stated that once the balance is built up, they would propose the suspension of the interest income again.

MOTION: Rolfs moved, second by Jeskewitz to approve Ordinance 163-O-014. Motion carried 7-0.

**Discuss and Consider Ordinance 163-O-012: Discontinue Yearly Revenues Generated From Parks And Retzer Nature Center To Walter J. Tarmann Fund**

Shaver explained this ordinance would discontinue the County's policy of transferring Parks user fee and other non-tax levy revenues (which exceed 30% of the General Fund parks operations direct costs and 20% of Retzer Nature Center direct costs) to the Tarmann Fund. The revenues are needed to fund Parks operating costs, the revenue projections to the Tarmann Fund from landfill siting fees, land acquisition grants, and investment income on cash balances are sufficient to fund land acquisitions for future needs. Shaver stated the current level of cash balance (as of the end of 2007) is about \$5.7 million.

MOTION: Rolfs moved, second by Jeskewitz to approve Ordinance 163-O-012. Motion carried 7-0.

**Discuss and Consider Ordinance 163-O-013: Agree To Waive Renegotiation Of Existing Agreements Affecting The Veolia Emerald Park Landfill And The Veolia Emerald Park Landfill Western Horizontal Expansion**

Shaver explained this ordinance authorizes the County to waive its right to renegotiate the terms of a 1999 agreement with the Veolia Emerald Park Landfill, allowing the current terms to apply to an expansion of that facility. Shaver also explained that Veolia had miscalculated the annual increase of direct fee

payments, resulting in overpayments to the municipalities (City of Muskego, City of Franklin, Town of Norway, Racine county and Waukesha County) of approximately \$89,000. This ordinance also grants a fee exemption to Veolia to compensate them for those errors by means of a one-time exemption of 61,000 tons of shredder fluff disposal in the landfill as repayment.

Shaver stated he feels this is an outstanding agreement; this ordinance is a recommendation that it is in the best interest to carry forward the provisions of the agreement.

MOTION: Rolfs moved, second by Jeskewitz, to approve Ordinance 163-O-013. Motion carried 7-0.

### **Overview of Register of Deeds Office and Introduction of Staff**

Ruf thanked Hasslinger for the exemplary job done throughout his career in making the Waukesha County Register of Deeds Office a model for the State.

Hasslinger introduced staff members Crouch, Dunn, Gormanson and Kissinger and explained their areas of responsibilities. He distributed a copy of the Register of Deeds Office Function/Program Chart.

Hasslinger explained the duties and responsibilities in each of the following areas:

- Administrative Services
- Tax Listing
- Real Estate
- Cashiering
- Vital Statistics

Hasslinger and staff reviewed the following items which were distributed to the Committee members:

- Annual Recorded Documents for the years 1992 through 2007: So far this year they are at 45,000 recorded documents, which is ahead of last year. Notable are the increase in the number of foreclosure documents.
- 2007 – 15 Year Net Revenue for the years 1992 through 2007. Hasslinger explained that the fees are set by State statutes.
- Entry and Verification Productivity Report: Hasslinger stated this is an example of a report that is produced daily.
- Data Requirement to Support the County Centerline/Address/Dispatch System

MOTION: Rolfs moved, second by Jeskewitz, to adjourn the meeting at 10:59 a.m. Motion carried : 7-0.

Respectfully submitted,

Jim Jeskewitz  
Secretary